| 121.0 | 0003 | 0004.0 | 1 of 1 | Residential | Total Card / Total Parcel |
|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: 1,614,400 / 1,614,400 |
| | | | | | USE VALUE: 1,614,400 / 1,614,400 |
| | | | | | ASSESSED: 1,614,400 / 1,614,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 13 | | ADDISON ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | FAY KARA E |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 13 ADDISON ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | FAY CHRISTIAN M & KARA E - |
| Owner 2: | - |
| Street 1: | 13 ADDISON ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 8,080 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Wood Shingle Exterior and 5040 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 1 HalfBath, 12 Rooms, and 7 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 8080.000 | 1,014,500 | 3,700 | 596,200 | 1,614,400 |
| Total Card | 0.185 | 1,014,500 | 3,700 | 596,200 | 1,614,400 |
| Total Parcel | 0.185 | 1,014,500 | 3,700 | 596,200 | 1,614,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 320.32 | /Parcel: 320.3

## Legal Description

## Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID: 121.0-0003-0004.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 1,014,500 | 3700 | 8,080. | 596,200 | 1,614,400 | 1,614,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 759,400 | 3700 | 8,080. | 629,300 | 1,392,400 | 1,392,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 759,400 | 3700 | 8,080. | 463,700 | 1,226,800 | 1,226,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 708,400 | 3700 | 8,080. | 443,800 | 1,155,900 | 1,155,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 727,400 | 3700 | 8,080. | 410,700 | 1,141,800 | 1,141,800 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 679,200 | 3700 | 8,080. | 344,400 | 1,027,300 | 1,027,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 679,200 | 3700 | 8,080. | 336,500 | 1,019,400 | 1,019,400 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 679,200 | 3700 | 8,080. | 320,600 | 1,003,500 | 1,003,500 | | 12/13/2012 |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9366

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| FAY CHRISTIAN M | 75744-420 | 1 | 9/29/2020 | Estate/Div | 1 | No | No | | |
| NAIGAMWALLA DAR | 54392-488 | | 3/11/2010 | | 1,182,000 | No | No | | |
| WATSON PATRICIA | 47740-594 | | 6/26/2006 | | 980,000 | No | No | | |
| | 10315-506 | | 7/19/1963 | | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 11/16/2016 | 1398 | Add Bath | 25,000 | O | | | | reno bsmn add bath |
| 3/28/2016 | 325 | Wood Dec | 17,000 | O | | | | 6x18 deck |
| 6/25/2015 | 802 | Redo Kit | 143,000 | | 6/25/2015 | | | Removal of bathroo |
| 4/21/2010 | 337 | Redo Bat | 44,700 | | | | | RENO 2ND FLR MBTH |
| 3/28/2005 | 189 | Re-Roof | 14,000 | | | | | |
| 8/5/2004 | 695 | Redo Bat | 24,500 | | | G6 | GR FY06 | ADD HBTH, MUDROOM |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/27/2016 | Meas/Inspect | DGM | D Mann |
| 7/27/2016 | Permit Visit | DGM | D Mann |
| 7/22/2010 | Info Fm Prmt | BR | B Rossignol |
| 11/24/2008 | Meas/Inspect | 163 | PATRIOT |
| 11/14/2006 | MLS | HC | Helen Chinal |
| 4/5/2005 | Permit Visit | BR | B Rossignol |
| 10/26/1999 | Meas/Inspect | 266 | PATRIOT |
| 7/20/1992 | | JK | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 8080 | | Sq. Ft. | Site | | 0 | 90. | 0.82 | 10 | | | | | | | | | 596,159 | | | | | | 596,200 | |

Total AC/HA: 0.18549 | Total SF/SM: 8080 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 596,159 | Spl Credit | Total: 596,200

## User Acct

78043

## GIS Ref

## GIS Ref

## Insp Date

07/27/16

!9366!

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 23:51:25 |

## LAST REV

| Date | Time |
|---|---|
| 10/09/20 | 10:51:42 |

mmcmakin

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 78043 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BROWN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B+ - Good (+) | | |
| Year Blt: | 1890 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G18 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 25 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 2 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 3 | Rating: | Very Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 0.92613411 |
| Const Adj.: | 0.99732524 |
| Adj $ / SQ: | 120.075 |
| Other Features: | 169766 |
| Grade Factor: | 1.46 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 1063415 |
| Depreciation: | 48917 |
| Depreciated Total: | 1014498 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 12 | BRs: | 7 | Baths: | 2 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | 2004 |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

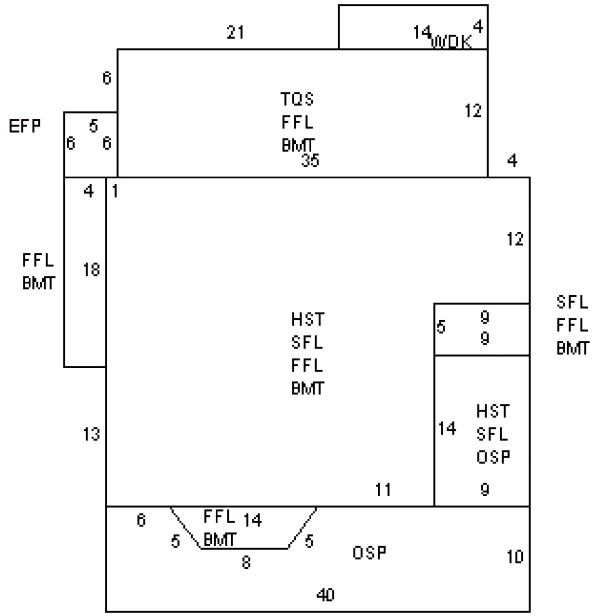
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 12 | 7 | |
| Totals | | | |
| 1 | 12 | 7 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 175.31 |
| Special Features: | 0 | Val/Su Net: | 168.49 |
| Final Total: | 1014500 | Val/Su SzAd | 266.80 |

## SKETCH




## SUB AREA

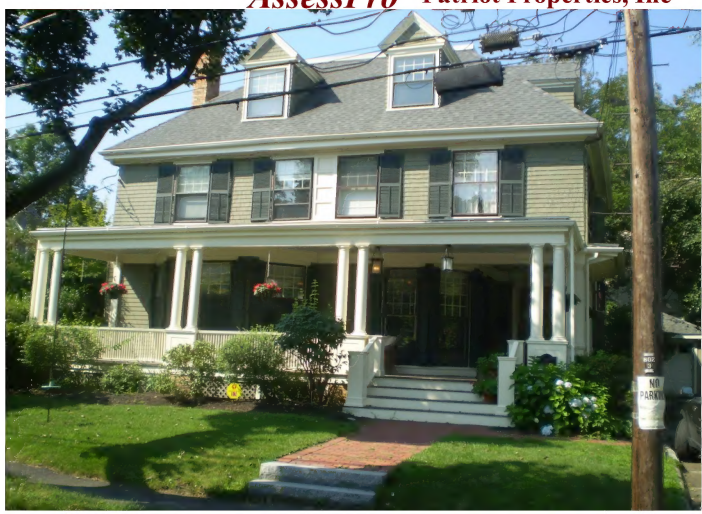
| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,650 | 53.580 | 88,413 |
| FFL | First Floor | 1,650 | 120.080 | 198,124 |
| SFL | Second Floor | 1,240 | 120.080 | 148,893 |
| HST | Half Story | 598 | 120.080 | 71,745 |
| OSP | Screen Porch | 482 | 21.860 | 10,535 |
| TQS | 3/4 Story | 315 | 120.080 | 37,824 |
| WDK | Deck | 56 | 15.960 | 894 |
| EFP | Enclos Porch | 30 | 72.410 | 2,172 |
| | Net Sketched Area: | 6,021 | Total: | 558,600 |
| Size Ad | 3802.5 | Gross Are | 6723 | FinArea 5040 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 75 | H | |

## IMAGE

AssessPro Patriot Properties, Inc



## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

121.0-0003-0004.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 20X12 | A | AV | 1950 | 25.42 | T | 40 | 101 | | | 3,700 | | | 3,700 |

| More: | N | Total Yard Items: | 3,700 | Total Special Featues: | | Total: | 3,700 |
|---|---|---|---|---|---|---|---|